PICK-UP

Davidson County DEEDQC
Recvd: 05/12/03 09:53 2pgs
Fees:12.00 Taxes:0.00
20030512-0063260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Mickey Randy Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF APRIL, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-05

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

MICKEY RANDY JOHNSON
2914 TWIN LAWN DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:

MICKEY RANDY JOHNSON
2914 TWIN LAWN DRIVE
NASHVILLE, TN 37214

MAP NO.: 96-14-0
PAR NO.: 080.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BILLY JOHNSON (DECEASED 3/19/80) and Wife,
KATHERINE J. JOHNSON

has bargained and sold, and by these presents do remise, release and QUITCLAIM unto

MICKEY RANDY JOHNSON, Individually and Unmarried,

all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 751 on the Plan of Cloverhill Subdivision, Section 9, of record in Book 2331, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 751 fronts 70 feet on the northerly side of Twin Lawn Drive, and extends back between lines 347.75 feet on the westerly line and 315.2 feet on the easterly line to a dead line in the rear on which it measures 77.4 feet. Improved and known as 2914 Twin Lawn Drive, Nashville, Tennessee.

Being the same property conveyed to Billy Johnson (Deceased 3/19/80) and wife, Katherine J. Johnson, by deed from W. J. Driver, Administrator of Veterans' Affairs, dated June 11, 1965, recorded in the Register's Office for Davidson County, Tennessee, in Book 3908, Page 250.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Book 2145, page 262, which were made applicable to the premises by an instrument of record in Book 2401, page 227, of the Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2331, page 44, of the Register's Office for Davidson County, Tennessee, shows a 10 foot easement along rear for public utilities and an anchor easement 2.5 x 20 feet at the Southeast corner of the lot, and setback line from Twin Lawn Road which was amended to 80 feet by an instrument of record in Book 2487, Page 431, of said Register's Office.

Conveyance of said property is subject to a life estate being retained by Katherine J. Johnson.

This is improved property known as 2914 Twin Lawn Drive, Nashville, TN 37214.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th of April, 2003.

Katherine J. Johnson
KATHERINE J. JOHNSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KATHERINE J. JOHNSON,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of April, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-29-05